



Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, MARCH 1, 2022

Planning Board members present: Barbara Healey (Town Council Ex-Officio); Neil Anketell; Lynn Christensen & Alternates Nelson Disco & Maureen Tracey.

Planning Board members absent: Chair Robert Best; Vice Chair Paul McLaughlin; Jaimie von Schoen & Brian Dano.

Staff present: Robert Price, Planning & Zoning Administrator

1. Call to Order

Acting Chair Lynn Christensen called the meeting to order at 7:02 p.m. and led the Pledge of Allegiance. Mrs. Christensen appointed Nelson Disco to vote for Jaimie von Schoen and Maureen Tracey to vote for Brian Dano.

2. Planning & Zoning Administrator's Report

Discussion only.

3. **KTK Realty Trust, LLC (applicant/owners)** - Continued review for acceptance and consideration of final approval for a site plan to operate a trailer suspension and repair business. The parcel is located at 20 Star Drive in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-1, Lot 012. Case # PB2021-42. ***This item is continued from the December 7, 2021 & January 18, 2022 Planning Board meetings.***

The Board voted 5-0-0 to table this item until later in the agenda to allow time for the applicant to arrive, on a motion made by Nelson Disco and seconded by Barbara Healey.

4. **John Flatley Company (applicant/owner)** - Continued review for acceptance and consideration of final approval for a site plan to construct two 48 unit apartment buildings (in addition to the existing 240 units), in accordance with the most recently amended Flatley Mixed Use Conditional Use Permit. The parcel is located at 5 Gilbert Crossing in the I-1 (Industrial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection Area. Tax Map 6E, Lot 003-07. Case # PB2022-07. ***This item is continued from the January 18, 2022 Planning Board meeting.***

Applicant was represented by: Kevin Walker, P.E., John Flatley Company.

There was no public comment.

The Board voted 5-0-0 to continue this item to April 5, 2022 at 7:00 p.m. in the Matthew Thornton Room, on a motion made by Neil Anketell and seconded by Nelson Disco.

5. **Daniel Lindbom (applicant) and Michele Lindbom (owner)** – Review of a Conditional Use Permit for a Level II Home Occupation proposing the purchase and sale of firearms. The parcel is located at 23 Berkley Street in the R-1 (Residential, by soils) and Elderly Housing Overlay Districts. Tax Map 6D, Lot 005. Case # PB2022-11.

Applicant was represented by: Daniel Lindbom, applicant.

There was no public comment.

The Board voted 5-0-0 to grant conditional final approval for a conditional use permit, on a motion made by Nelson Disco and seconded by Barbara Healey.

6. **Allison Roberts (applicant) and Justin Roberts (owner)** – Review of a Conditional Use Permit for a Level II Home Occupation proposing a nail salon. The parcel is located at 30 Woodward Road in the R-1 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 6B, Lot 085-055. Case# PB2022-12.

Applicant was represented by: Allison Roberts, 30 Woodward Road.

There was no public comment.

The Board voted 5-0-0 to grant the conditional use permit, on a motion made by Nelson Disco and seconded by Neil Anketell.

7. **Nickolay & Tanya Gaponov (applicants/owners)** – Review of a Conditional Use Permit for a contractor yard (allowed per a variance granted by the Zoning Board of Adjustment) as a home occupation. The parcel is located at 109 Bedford Road in the R-1 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 6C, Lot 194. Case # PB2022-13.

Applicant was represented by: Tanya & Nik Gaponov, property owners.

There was no public comment.

The Board voted 5-0-0 to grant the conditional use permit, on a motion made by Nelson Disco and seconded by Barbara Healey.

8. **Chris Ross (applicant) and 702 Daniel Webster Highway, LLC (owner)** – Review for acceptance and consideration of final approval for a Conditional Use Permit and Site Plan to construct a 592-unit self-storage facility. The parcel is located at 702 DW Highway in the in the C-2 (General Commercial) District. Tax Map 7E, Lot 023-01. Case # PB2022-14.

At the applicant's request, the Board voted 5-0-0 to continue this item to March 15, 2022 at 7:00 p.m. in the Matthew Thornton Room, on a motion made by Neil Anketell and seconded by Nelson Disco.

3. **KTK Realty Trust, LLC (applicant/owners)** – Continued review for acceptance and consideration of final approval for a site plan to operate a trailer suspension and repair business. The parcel is located at 20 Star Drive in the I-1 (Industrial) and Aquifer Conservation Districts.

Tax Map 3D-1, Lot 012. Case # PB2021-42. *This item is continued from the December 7, 2021 & January 18, 2022 Planning Board meetings.*

Applicant was represented by: David Morin, Berkshire Hathaway - Verani Realty & George Fredette, P.E., SFC Engineering

The Board voted 5-0-0 to grant a waiver from Section 3.11.a.2 pertaining to the parking calculation, on a motion made by Nelson Disco and seconded by Barbara Healey.

The Board voted 5-0-0 to grant a waiver from Section 4.12.c.15.i & 4.12.c.15.ii pertaining to wetland delineation criteria, on a motion made by Nelson Disco and seconded by Maureen Tracey.

The Board voted 5-0-0 to grant a waiver from Section 4.15 pertaining to provision of building renderings, on a motion made by Nelson Disco and seconded by Neil Anketell.

The Board voted 4-1-0 to grant a waiver from Section 4.16 pertaining to provision of an illumination plan, on a motion made by Nelson Disco and seconded by Maureen Tracey. Neil Anketell voted in opposition.

The Board voted 4-1-0 to determine the existing vegetation is sufficient enough to substitute for additional landscaping requirements as per Section 3.09.c.7 pending the proposed installation of some street side landscaping, on a motion made by Neil Anketell and seconded by Nelson Disco. Barbara Healey voted in opposition.

Public Comment was received from: Cynthia Boisvert, Arago Land Consultants & Richard Kalika (unnumbered property off Star Drive).

The Board voted 5-0-0 to continue this item to April 5, 2022 at 7:00 p.m. in the Matthew Thornton Room, on a motion made by Nelson Disco and seconded by Barbara Healey.

9. Discussion/possible action regarding other items of concern

The Board voted 5-0-0 to grant a 6-month extension of the conditional approval for the Flatley high-bay warehouse site plan, on a motion made by Nelson Disco and seconded by Barbara Healey.

The Board voted 5-0-0 to grant a 6-month extension of the conditional approval for the Flatley access road site plan, on a motion made by Nelson Disco and seconded by Barbara Healey.

The Board voted 5-0-0 to grant a 6-month extension of the conditional approval for the Level Acres lot line adjustment plan, on a motion made by Nelson Disco and seconded by Barbara Healey.

The Board voted 5-0-0 to grant a 6-month extension of the conditional approval for the 50 Robert Milligan parkway distribution center site plan, on a motion made by Nelson Disco and seconded by Barbara Healey.

10. Approval of Minutes — February 15, 2022

The Board voted 4-0-1 to approve the minutes of February 15, 2022, as submitted, on a motion made by Barbara Healey and seconded by Nelson Disco. Maureen Tracey abstained.

11. Adjourn

The Board voted 5-0-0 to adjourn at 9:55 p.m. on a motion made by Barbara Healey and seconded by Nelson Disco.